

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

WVR-23813 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CITY OF LAS VEGAS - Request for a Waiver of the Town Center Development Standards TO ALLOW EXISTING NON-STANDARD STREETLIGHTS FOR AN APPROVED 70-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 12.11 acres at the northwest corner of Cimarron Road and Deer Springs Way (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 11/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after final agenda – Protest/support postcards

Motion made by RICHARD TRUESDELL to Deny

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, said that the applicant initially requested to use non-standard street lights in order to receive final approvals; subsequently, the

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applicant asked for those non-standard lights to be allowed. Staff believes this is a self-imposed hardship and recommends denial.

PAUL CHAVES, 2490 Paseo Parkway, appeared on behalf of the application and concurred with staff's report. He explained that Town Center street light bases had not been installed. With the streets now completed, replacing the lights would require ripping up streets. He stated that the non-standard lights will match adjacent neighbors not under the Town Center Development Standards. He mentioned that if the internal streets were private, the non-standard lights would have been allowed.

TODD FARLOW, 240 North 19th Street, suggested a shoe box covering to alleviate the glare from the non-standard street lights.

JAMES LAROSE, 8039 Aztec Basin Avenue, Board Member of the Homeowners Association. He noted that from speaking with the residents, they are in favor of replacing streetlights. He felt replacing the lights would put their community more in line with Town Center standards.

BRIAN HAMMOND, 6868 Sky Point Drive, appeared on behalf of the Sky Point Condominium residents and concurred with the previous speaker.

MR. CHAVES responded that notices were sent out for a neighborhood meeting, however, MR. LAROSE was the only neighbor to attend.

COMMISSIONER DUNNAM acknowledged having several conversations with MR. CHAVEZ. He stressed that changing the streetlights requires taking out the concrete that is below the surface and interrupting utility services. He supported the changing of lights on Cimarron.

COMMISSIONER TROWBRIDGE asked if there was an option to change out the heads to be consistent with the Town Center Standards. MR. CHAVES believed the street light is manufactured as one complete unit. He stated that he will pursue that option.

COMMISSIONER TRUESDELL addressed the issue as a developer's mistake in order to save money. He stated that if the homeowners have a problem it should be resolved by the developer and not the City.

CHAIRMAN DAVENPORT state that the homes were sold with the understanding that they would meet Town Center Standards. He believed the developer is still responsible and would not support the request.

COMMISSIONER TROWBRIDGE agreed with COMMISSIONER DUNNAM'S explanation of the circumstances and wanted to forewarn the members of the homeowners associations that they

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would be exposed to significant disruptions if the street lights are changed out. MR. CHAVES estimated that replacing the street lights will be a long process.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

